

172.0

0009

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

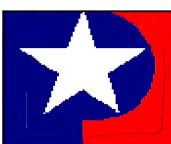
Total Card / Total Parcel

USE VALUE:

1,091,300 / 1,091,300

ASSESSED:

1,091,300 / 1,091,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
7-9		WEST ST, ARLINGTON

Legal Description						User Acct
						114478
						GIS Ref
						GIS Ref
						Insp Date
						10/27/08

OWNERSHIP

Unit #:

Owner 1: SCOTT WALTER & CHRISTINE	
Owner 2:	
Owner 3:	

Street 1: 16 SOUTH RINDGE AVE	
Street 2:	

Twn/City: LEXINGTON	
St/Prov: MA	Cntry
Postal: 02420	Type:

PREVIOUS OWNER	
Owner 1: PALMER LAWRENCE/TRUSTEE -	
Owner 2: FRANCES A PALMER IRREVOCABLE -	

Street 1: 25 WOODSIDE RD	
Twn/City: MEDFORD	
St/Prov: MA	Cntry

Postal: 02155	

NARRATIVE DESCRIPTION	
This parcel contains .161 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1908, having primarily Vinyl Exterior and 2850 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

Sewer	
Electri	

Census:	
Flood Haz:	

Topo	1	Level
Street		

Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	7000	Sq. Ft.	Site	0	70.	0.90	8										441,000						441,000	

Total AC/HA: 0.16070

Total SF/SM: 7000

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 441,000

Spl Credit

Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden	2H - 2 & 1/2 Sty	Full Bath: 2	Rating: Average																
(Liv) Units: 2	Total: 2	A Bath:	Rating:																
Foundation: 3 - BrickorStone		3/4 Bath:	Rating:																
Frame: 1 - Wood		A 3QBth:	Rating:																
Prime Wall: 4 - Vinyl		1/2 Bath:	Rating:																
Sec Wall:		A HBth:	Rating:																
Roof Struct: 1 - Gable		OthrFix:	Rating:																
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES																	
Color: GRAY		Kits: 2	Rating: Average																
View / Desir:		A Kits:	Rating:																
GENERAL INFORMATION		Fpl: 2	Rating: Average																
Grade: C+ - Average (+)		WSFlue:	Rating:																
Year Blt: 1908		Eff Yr Blt:																	
Alt LUC:		Alt %:																	
Jurisdct:		Fact: .																	
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Exterior:		No Unit		RMS	BRS	FL									
Prim Int Wal 2 - Plaster		Functional:	%	Interior:		2		5	2										
Sec Int Wall:		Economic:	%	Additions:															
Partition: T - Typical		Special:	%	Kitchen:															
Prim Floors: 3 - Hardwood		Override:	%	Baths:															
Sec Floors: 4 - Carpet		Total:	18.6 %	Plumbing:															
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				Electric:													
Subfloor:		Basic \$ / SQ: 180.00				Heating:													
Bsmnt Gar:		Size Adj.: 1.00064278				General:													
Electric: 3 - Typical		Const Adj.: 0.99890995				Totals		2	10	4									
Insulation: 2 - Typical		Adj \$ / SQ: 179.919																	
Int vs Ext: S		Other Features: 116500																	
Heat Fuel: 1 - Oil		Grade Factor: 1.10																	
Heat Type: 1 - Forced H/Air		NBHD Inf: 1.00000000																	
# Heat Sys: 2	% Heated: 100	% AC:	NBHD Mod:																
Solar HW: NO		Central Vac: NO	LUC Factor: 1.00																
% Com Wal		% Sprinkled	Adj Total: 798142				Juris. Factor:		Before Depr:		197.91								
			Depreciation: 148454				Special Features: 0		Val/Su Net:		137.07								
			Depreciated Total: 649687				Final Total: 649700		Val/Su SzAd		216.96								
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 172.0-0009-0003.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	14X14	A	AV	1980	4.16	T	31.2	104			600		600		
More: N				Total Yard Items:				600	Total Special Features:								Total:	600	
IMAGE																AssessPro Patriot Properties, Inc			